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NEWS AND UPDATES IN PLANNING, BUILDING, THE LOCAL ECONOMY AND RESOURCE MANAGEMENT FROM THE OFFICE OF COMMUNITY DEVELOPMENT

FORWARD Milford

From the Director, Bill Parker >>>

The BROX Property & The Milford Voters

Fourteen years ago Milford voters had the foresight and long-range vision to approve the purchase of 270 acres of undeveloped property in west Milford commonly known as “The BROX Property”, split between approximately 120 acres of industrial land and 150 acres of residential land. At the time, 90 single family homes were planned for the residential land. After several years of citizen input and study, it was recommended to the voters in 2000 that the land be acquired. The minutes of the February 8, 2000 Deliberative Session reflect that there was support for both industrial development and utilization of the earth materials such as gravel, as well as land for a “cemetery, senior citizens housing, additional school location, recreation, ballfields, etc.” The voters overwhelmingly supported the purchase by a vote of 1318 in favor and 538 opposed.

Despite the challenges of a volatile economy over the past decade and ever-present local taxpayer property tax burden, much has been put in place and approved by Milford voters to implement the Town’s vision for the property. This can be seen by reviewing these actions:

October 2000: The Planning Board adopted the *Report and Recommendations on Providing and Preserving Land for Future Community Needs* establishing the foundation for future utilization of the residential portion of the BROX Property (the “Community Lands”).

December 2000: Completion of preliminary engineering and cost estimates for potential development of the BROX industrial parcels.

March 2001: Town voters approved authorizing the Board of Selectmen to sell the BROX industrial parcels for industrial uses by a vote of 1651-680.

March 2004: Town voters approved funding for a consultant to develop a master plan for the BROX Community Lands by a vote of 1402-1236.

July 2004: Completion of the *BROX Property Community Land Master Plan Study* which further refined locations for community uses, inclusive of a geotechnical report to estimate quantity and value of earth materials on the site. This Study was then utilized to guide future BROX Property recommendations and decision-making.

March 2006: Town voters approved the establishment of the *West Milford Tax Increment Financing (TIF) District* which included the BROX industrial parcels and provided a means to finance the construction of municipal roads and utilities through the property taxes of future development within the District, by a vote of 1425-407.

March 2007: Town voters approved the establishment of the BROX Community Land Infrastructure Capital Reserve Fund by a vote of 1277-762. (Article 11)

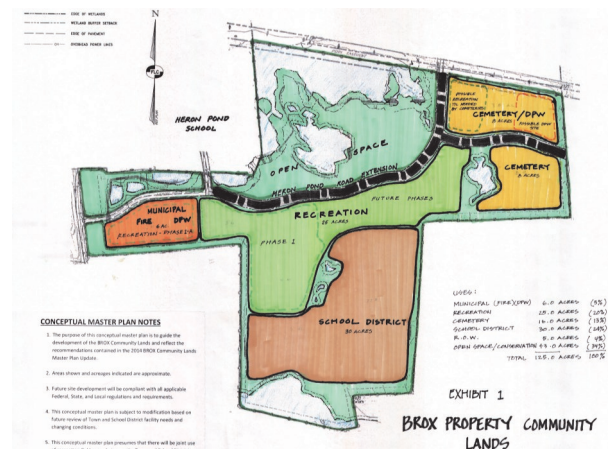
Town voters approved authorization for the Board of Selectmen to sell and/or dispose of mineral interests, earth materials, and other natural resources located in the ‘community lands’ portion of the BROX property and divert proceeds to the BROX Community Land Infrastructure Capital Reserve Fund by a vote of 1444-582. (Article 12)

Town voters approved the diversion of up to \$500,000 from the proceeds of the sale of earth materials into the BROX Community Land Infrastructure Capital Reserve Fund by a vote of 1200-814. (Article 13)

Note that Article 12 included an expiration date of December 31, 2012.

Town voters did not approve authorization for the Board of Selectmen to issue bonds for \$2,760,000 for Phase I infrastructure of the BROX industrial properties lying within the TIF District by a vote of 460-1526. (Article 5)

Town voters approved rezoning the BROX industrial parcels from “I-Industrial” to “ICI-2 – Integrated Commercial-Industrial 2” by a vote of 1496-591. (Continue on page 2...)



Retaining and Growing Local Businesses

Business Retention & Expansion Program

Research reveals that towns that focus on supporting existing businesses rather than attracting new ones are making a smart investment. This is founded on research that reveals existing businesses account for 60-80 percent of all jobs created in the United States. This is significantly more than those jobs created by new businesses. A strong business base provides more job opportunities, improves, the local economy, and keeps local dollars in the community, which in turn builds a thriving business community and resident satisfaction and pride in their hometown.

With this in mind, in early November Milford and Amherst businesses will be given the opportunity to voice their opinions about the local economy as representatives from the two towns join forces with the Souhegan Valley Chamber of Commerce to participate in the University of New Hampshire Cooperative Extension Service Business Retention & Expansion Program. This joint venture is the first of its kind under the auspices of the Extension Service.

Trained volunteers from businesses and local government in each Town will

meet with the business community to survey their needs and concerns, ask their opinions, and determine in what ways the local business climate and economy can be improved.

- ◆ The visits with firms have four main purposes:
- ◆ To show businesses that their contributions to the community are appreciated.
- ◆ To see if business owners have any local concerns, and if so, are there ways to help.
- ◆ To offer local firms resources to take better advantage of available business assistance programs.
- ◆ To have the businesses help the Towns and the Chamber to set priorities on building strategic economic development direction.

The Milford Economic Development Advisory Council (EDAC), a group established by the Board of Selectmen in 2009 to provide recommendations to promote economic development, has made it a high priority to work to build a local economy that retains its existing businesses and allows opportunity for growth. EDAC members and Community Development Office staff will be participating with fellow Chamber members and Amherst representatives.



Did you know?

Fun facts about Milford's Swing Bridge

The Milford swinging bridge was erected in 1889 by the Berlin Iron Bridge Company of Connecticut. The bridge that stands today is a replacement of a previous foot bridge that washed away in a flood.

The swing bridge is a pedestrian suspension bridge that crosses the Souhegan River connecting the downtown area of the Milford Oval with a historic neighborhood of Victorian era homes.

The bridge was built at the height of the Victorian era and is shown through the bridges elaborate iron work and detail.

For more information go to:
www.milfordhistory.com



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The BROX Property & the Milford Voters (Conti...)

March 2011: Town voters approved a modification to the 2001 authorization for the Selectmen sale of the BROX industrial properties to sell the property for mixed-use development to remain consistent with prior zoning changes by a vote of 1390-476.

March 2012: Town voters approved the establishment of the BROX Properties Public Infrastructure Improvement Fund by a vote of 1225-436. (Article 25)

Town voters approved the funding of the BROX Properties Public Infrastructure Improvement Fund to be funded from the sale of the former police station by a vote of 1207-444.

November 2012: The Board of Selectmen authorized establishing a Milford Community Athletic Association committee to conduct further analysis of recreational/sports field needs in Town with an eye on potential use of the land designated for recreation in the BROX Community Lands master plan.

February 2013: The Planning Board established a goal to update the 2004 BROX Community Land Master Plan and appoints an ad-hoc committee to perform the work.

July 2013: Completion of a formal wetlands delineation and report conducted on the Community Lands project managed by the Community Development Office.

March 2014: Town voters did not approve a reauthorization for the Selectmen to sell or dispose of existing mineral interests, earth materials, or other natural resources located on the Community Lands, by a vote of 816-838.

August 2014: The Planning Board accepted the 2014 BROX Community Land Master Plan Update as a document to guide development of the Community Lands.

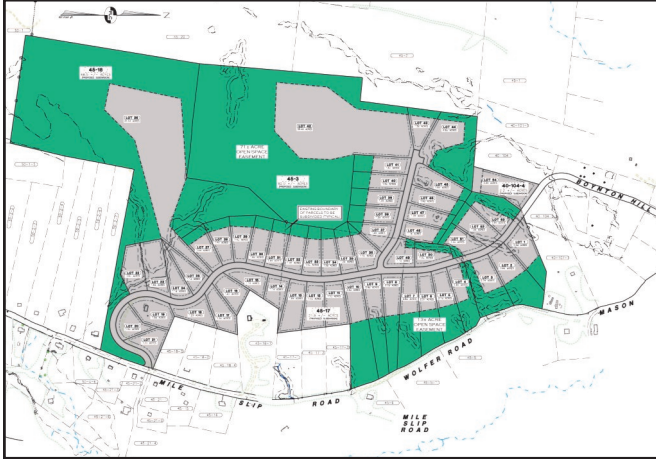
September 2014: The Board of Selectmen authorized expenditure of funds for preliminary engineering and permitting for the BROX Community Lands to refine BROX earth material values and reclamation plans consistent with the updated BROX Community Land Master Plan Update and to seek reauthorization of 2007 Warrant Article #12.

It can be seen through this extensive list of actions that Town decision-makers, with many involved citizens and stakeholders, have worked diligently to see that the BROX property is developed in accordance with the original Town vote fourteen years ago. Essential to any future development is seeking a balance between competing interests – economic development, municipal needs, public sensitivities, and protection of natural resources. Town voters have spoken consistently over the years that they support development of the BROX property, not preservation. Be assured that any future development must adhere to all rules and regulations that govern land development and be accomplished according to the consistent direction of the Milford voter.

Open Space Subdivision

Potential New 54 Lot Residential Subdivision

San-Ken Properties, LLC, presents open space subdivision plan to the Planning Board off Mile Slip, Wolfer and Boynton Hill Roads – Map 45, Lots 3, 17, 18 and Map 40, Lot 104-4;



The Planning Board is currently reviewing plans for an Open Space Residential Subdivision over Tax Map Parcels 45-3, 45-17, 45-18 and 40-104-4 with frontage off of Boynton Hill, Mile Slip and Wolfer Roads. The parcels total approximately 184.6 acres. In order to complete the plan as proposed a voluntary lot merger between the 4 subject lots must be completed, followed by a subdivision involving

54 residential lots meeting all area, frontage and slope requirements and three (3) open space non-building lots totaling approximately 74.50 acres. The proposed lots will be serviced by on-site wells and septic systems and underground power and communication services.

As proposed, the lots average around 1.1-1.2 acres in size with frontage of no less than 50 feet off of an extension of Boynton Hill Road. The applicant is proposing a 4,900 linear foot expansion of Boynton Hill Road with 24 feet of pavement and a 50 foot ROW along with a 1,000 foot dead-end hammerhead roadway with 24 feet of pavement and a 50 foot ROW. The proposed road will cross the wetlands in three (3) places.

At the August 19th Planning Board meeting, there was consensus from the Board that this application proceed as an open space subdivision and a motion was made to grant approval for a density determination of fifty-four (54) lots.

Abutters to the proposal had concerns with increased traffic on Mile Slip Road and water quality and runoff. The design review phase was tabled until the September meeting and a request to table until the October meeting was made in September.

The Applicants will return to the Planning Board for a second design review hearing at the meeting on October 21st. The Board will use this time during the design review stage to work out any concerns regarding site layout and design with the applicant along with other pending issues such as; traffic impacts, off-site improvements, phasing, drainage, groundwater quality/impacts to private wells.

Tips From the Inspectors >>>

Fall Yard Clean Up

What should you do with all those leaves you've raked?

Remember to recycle them in your own compost pile or at the town recycling center. If you are using the leaves on your own compost pile, either grind them up or run them over with a lawn mower to speed decomposition. To move large piles of leaves, piling them, onto a tarp and dragging them to their destination, be it compost pile or trash bag is the Inspectors preferred method.



ST. JOSEPH HOSPITAL

St Joseph's Hospital Under Construction

The Milford Medical Center is currently under construction of their newly renovated medical facility. The construction and renovation will consist of three phases. As of October 1st phases 1 and 2 have been completed or are in the process of being completed. The first two phases involved the construction of a new entrance on Nashua Street and new access road to service the facility and Kaley Park, as well as demolition and construction the new east parking lot. The third phase will involve construction of the new building and demolition of the remainder of the existing medical center. Final paving and parking lots will be completed and the new building will be fully operational by early 2015.

Ocean State Job Lot coming to Milford at Stop & Shop Site

A former Milford Supermarket, Stop N Shop will soon house the popular discount retail store, Ocean State Job Lot. If all goes as planned, Ocean State Job Lot will subdivide the existing Stop N Shop building into three commercial spaces with hopes of Job Lot being open for business this winter.

Ocean State Job Lot offers a wide assortment of brand name merchandise at closeout prices. Shoppers can find an ever-changing array of household goods, apparel, pet supplies, seasonal products (holiday, sporting goods, outdoor, gardening) and kitchen pantry staples at a fraction of their typical price. Existing stores in New Hampshire are located in Concord, Derry, Hooksett, Newport, Ossipee, Peterborough, Portsmouth, Walpole, and Woodsville.

final thoughts...

- Walking Tour — Historical Places QR Trail in Milford!
- Osgood Pond — Osgood Pond Reclamation October 13, 2014



Walking Tour- Historical Places QR Trail in Milford!

Quick Response (QR) barcode technology provides instant access to information about historic sites in and around the Oval.

The Milford Improvement Team (MIT) is nearing completion of the first QR trail in NH, located right here in Milford. The Historical Places Trail is the beginning of a series of trails in and around Milford which use technology known as QR codes, a type of barcode that can be scanned by a smart phone.

MIT partnered with the Milford Conservation Commission and the Milford Historical Society to hire a contractor to build a website which will host the Historic Places QR Tour, as well as future trails. This technology provides a great deal of flexibility and potential to the public. MIT hopes to bring video clips, audio recordings and other links to enhance the visitor's experience at each location.

Osgood Pond Reclamation— October 13, 2014

The design and permitting phase of the Osgood Pond Reclamation project has been completed and the project is approved for a maximum of approximately 11.5 acres of dredging. The Board of Selectmen considered the options and costs for alternative reclamation scenarios and agreed to initiate the project utilizing the \$65,000 remaining in the special purpose fund which had been established for this purpose. While the available funds will only cover a small portion of the project, it is anticipated that approximately 2 acres of the pond in the vicinity of Adams Field can be dredged to a depth that should allow improvement of the fishery. Further, the deeper portion should remain weed-free and possibly provide winter recreation alternatives. The deepened pond area will retain water even when the remainder of the pond is dry. A request for proposals was issued and Steve Trombly Excavation won the contract. The reclamation has begun and should be completed by February. Some of the dredged materials may be retained by the contractor in exchange for additional reclamation. The balance of the dredged materials will be stockpiled at the Brox property for the benefit of the town. This effort can be viewed as Phase 1 of the overall reclamation plan which includes 4 phases. Additional reclamation beyond this phase is subject to the future availability of funds.

Upcoming Meetings & Events

- **Planning Board Meeting— Tuesday October 21 2014 & November 18, 2014**
Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 6:30PM
- **Zoning Board of Adjustment— Thursday November 6, 2014 & November 20, 2014**
Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 7:00PM
- **Conservation Commission 4th Saturday Hike**
October 25 at 9:00am at the Mayflower Hill Town Forest



Milford's Planning and Zoning Board's are looking for VOLUNTEERS!

The Planning Board is responsible for the development and implementation of Milford's long-range Master Planning efforts, the formulation of local land use ordinances and regulations, and the approval of land use applications.

The Planning Board meets at least twice a month: 1st Tuesdays of the month for a worksession and the 3rd Tuesday for their regular hearings meeting and additional Tuesday night worksessions as necessary.

If you think you might be interested in working on this important land use board or would like further information, please contact: Jodie Levandowski, Town Planner at: jlevandowski@milford.nh.gov or call 249-0620.

Spotlighting Local businesses (through October 2014) >>>

Now Open:

Pastiche Boutique — 263 Union Square
Cardoza Flooring—New Location—Nashua Street
Belair Barber & Beauty— Nashua Street

Opening Soon:

Union Coffee Company— 42 South Street

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<http://www.milford.nh.gov/departments/community-development>

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